144.0	0009	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,600 /	787,600
					USE VALUE:	787,600 /	787,600
					ASSESSED:	787,600 /	787,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JURKOWITZ DAVID P
Owner 2:	FOX MARGOT A
Owner 3:	
Street 1:	26 LONGFELLOW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURNS IVAN -
Owner 2:	BURNS MARION SHORE -
Street 1:	26 LONGFELLOW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,461 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Copm. Clap Exterior and 1484 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7461.000	272,000	500	515,100	787,600
Total Card	0.171	272,000	500	515,100	787,600
Total Parcel	0.171	272,000	500	515,100	787,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.73 | /Parcel: 530.7

Legal Description

User Acct 94604

GIS Ref

GIS Ref

Insp Date 11/12/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0009-0005.0

!11289!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,000	500	7,461.	515,100	787,600	787,600	Year End Roll	12/18/2019
2019	101	FV	214,800	500	7,461.	482,900	698,200	698,200	Year End Roll	1/3/2019
2018	101	FV	214,800	500	7,461.	399,200	614,500	614,500	Year End Roll	12/20/2017
2017	101	FV	214,800	500	7,461.	367,000	582,300	582,300	Year End Roll	1/3/2017
2016	101	FV	214,800	500	7,461.	334,800	550,100	550,100	Year End	1/4/2016
2015	101	FV	210,000	500	7,461.	328,400	538,900	538,900	Year End Roll	12/11/2014
2014	101	FV	210,000	500	7,461.	305,200	515,700	515,700	Year End Roll	12/16/2013
2013	101	FV	210,000	500	7,461.	290,400	500,900	500,900		12/13/2012

PRINT

Date	Time
12/11/20	01:28:33

LAST REV

Date	Time
09/06/16	08:44:15

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS IVAN	37527-235		12/31/2002		436,000	No	No		
SMITH BEVERLY/E	29708-163		1/26/1999		330,000	No	No		Y

USER DEFINED

Prior Id # 1:	94604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2015	1420	Re-Roof	6,595		9/24/2015			Strip and re-roof.
2/21/2003	124	New Wind	7,000					
11/6/1998	765	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
11/12/2008	Meas/Inspect	189	PATRIOT
3/21/2003	MLS	MM	Mary M
11/19/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7461		Sq. Ft.	Site		0	80.	0.86	9									515,066						515,100	

Total AC/HA:	0.17128	Total SF/SM:	7461	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	515,066	Spl Credit		Total:	515,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj $ / SQ:	165.358
Other Features:	115500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394228
Depreciation:	122211
Depreciated Total:	272017

COMMENTS

SINK IN BSMT WIP RECHECK 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

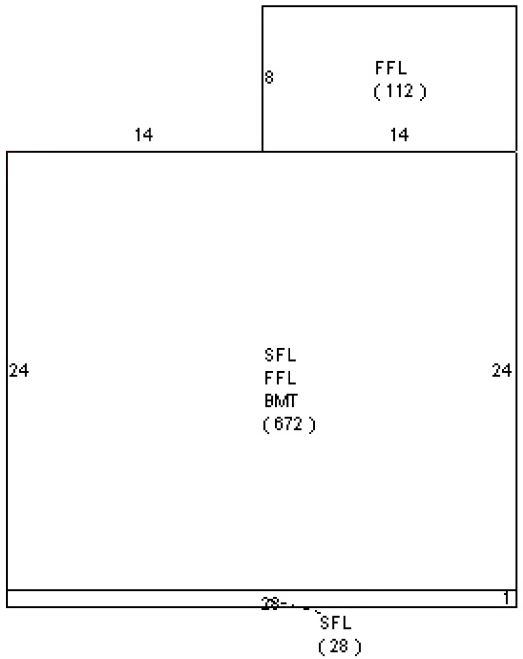
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.36
Special Features:	0	Val/Su Net:	126.16
Final Total:	272000	Val/Su SzAd	183.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	784	165.360	129,641
SFL	Second Floor	700	165.360	115,751
BMT	Basement	672	49.610	33,336

Net Sketched Area:	2,156	Total:	278,728

Size Ad	1484	Gross Are	2156	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X14	A	AV	1965	4.16	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500